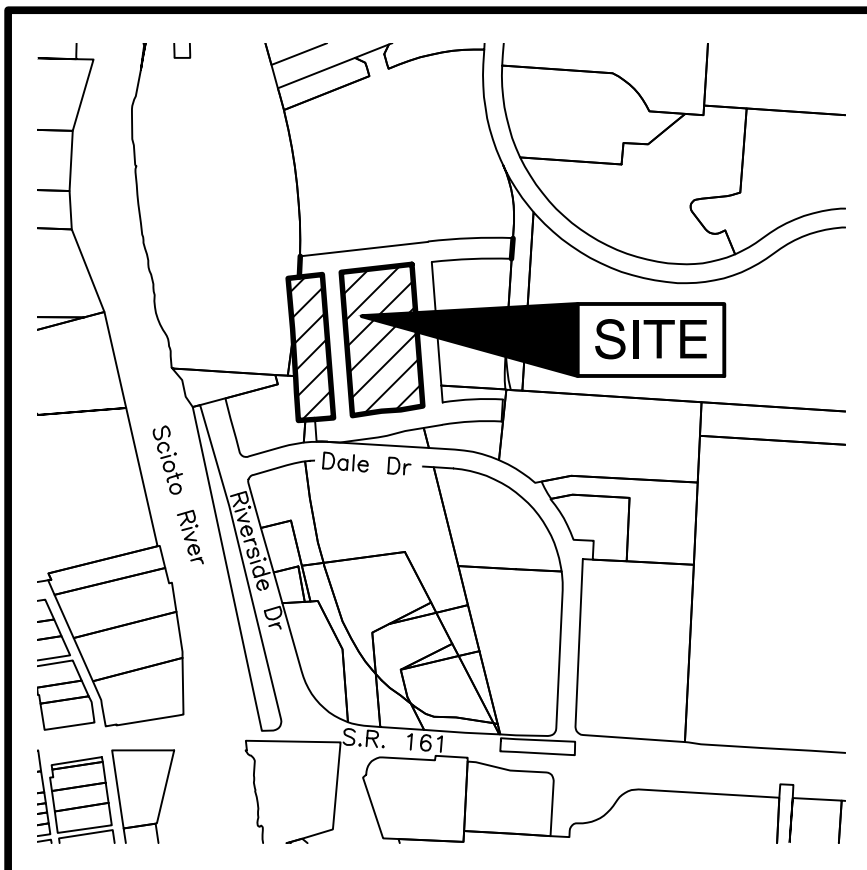


ALTA/ACSM LAND TITLE SURVEY
QUARTER TOWNSHIP 2 & 3, TOWNSHIP 2, RANGE 19
UNITED STATES MILITARY LANDS
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING
Not to Scale

Schedule B Items from Title Commitment No. 01032-16875a issued by Stewart Title Company with an effective date of September 1, 2015 at 8:00 A.M.

Items 1-13 NOT SURVEY RELATED ITEMS.

Item 14 Reservations, restrictions, covenants, limitations, easements, and/or other conditions as shown on recorded plat, Plat Book 115 page 79. SUBJECT TRACT IS NOT LOCATED IN THE PLATTED AREA.

Item 15 Reservations, restrictions, covenants, limitations, easements, and/or other conditions as shown on recorded plat, Plat Book 71 page 60. SUBJECT TRACT IS NOT LOCATED IN THE PLATTED AREA.

Item 16 Waterline Easement granted to the City of Dublin of record in Instrument No. 201407180092722. WATERLINE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT BUT IS SHOWN HEREON FOR REFERENCE.

Item 17 Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 2577 page 581. 10' ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT BUT IS SHOWN HEREON FOR REFERENCE.

Item 18 Deed of Easement (Storm Sewer) granted to the City of Dublin, Ohio, of record in Official Record 13558 page B13. 20' STORM SEWER EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT BUT IS SHOWN HEREON FOR REFERENCE.

Item 19 Easement as contained within the deed of record in Deed Book 2565 page 60. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 20 Easement granted to The Ohio Bell Telephone Company of record in Deed Book 1033 Page 165. TELEPHONE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 21 Easement for Highway and Sewer Purposes granted to the State of Ohio of record in Deed Book 1209 Page 217. EASEMENTS ARE NOT LOCATED ON THE SUBJECT TRACT.

Item 22 Easement granted to The Ohio Bell Telephone Company of record in Deed Book 3094 Page 434. 10' TEMPORARY EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 23 Sanitary Sewer Easement granted to the Village of Dublin of record in Deed Book 3511 Page 41. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 24 Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 3709 Page 355. 10' ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 25 Easement granted to Columbus and Southern Ohio Electric Company of record in Official Record 1252 page G06. 10' ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 26 Easement granted to the City of Dublin of record in Official Record 17796 page G02. 10' SCENIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 27 Reservations, restrictions, covenants, limitations, easements, and/or other conditions as shown on recorded plat, Plat Book 58 Page 81. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT BUT IS SHOWN HEREON FOR REFERENCE.

Item 28 NOT A SURVEY RELATED ITEM.

Item 29 Easement granted to Columbus Railway Power and Light Company of record in Deed Book 896 page 525. ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 30 Easement for Sewer Purposes granted to the State of Ohio of record in Deed Book 1049 page 52. SEWER EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 31 Easement granted to Columbus and Southern Ohio Electric Company of record in Official Record 1252 page G04. ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 32 Temporary Easement granted to Ohio Power Company of record in Instrument No. 201503040026957. TEMPORARY EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT BUT IS APPROXIMATELY SHOWN HEREON FOR REFERENCE.

Item 33 Temporary Easement granted to Ohio Power Company of record in Instrument No. 201503040026955. TEMPORARY EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 34 Reservations, restrictions, covenants, limitations, easements, and/or other conditions as shown on recorder plat, plat Book 119 page 30. EASEMENTS ARE LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 35 Declaration of Easements, Covenants and Restrictions for Bridge Park of record in Instrument No. 201508240117709. SUBJECT TRACT IS LOCATED IN THE DESCRIBED AREA.

Item 36 NOT A SURVEY RELATED ITEM.

CERTIFICATION: Commitment No. 01032-16875a

To: BP CBLOCK 1&2, LLC, BP CBLOCK 3&4, LLC, FC Bank, a division of CNB Bank, its successors and assigns, & S&T Bank, its successors and/or assigns, City of Dublin, Ohio, Stewart Title Guaranty Company and Stewart Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 8, 11(a), 13, 16, 17, 18, 19 and 20(a) of Table A thereof. Field work was completed in August 2015.

By _____ Date _____
Matthew A. Kirk
Professional Surveyor No. 7865

EMHT Evans, Mechwart, Hamblenton & Tillot, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.776.4500 Fax: 614.776.3446 emht.com		Date: September 18, 2015
Scale: 1" = 60'		Job No: 2013-1481
Sheet: 1 of 1		
REVISIONS		
MARK	DATE	DESCRIPTION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S80°34'37"W	70.61'
L2	S85°48'52"W	60.25'
L3	S80°34'37"W	28.15'
L4	S86°01'38"W	49.24'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	1°55'42"	1960.00'	65.97'	S81°32'28"W	65.96'
C2	1°46'00"	1960.00'	60.44'	S85°08'38"W	60.43'
C3	1°10'01"	2000.00'	40.73'	N03°23'21"W	40.73'

TABLE A OPTIONAL ITEM NOTES:

6(a)(b). Zoning information was not made available to the undersigned at the time of survey.

16. Site under construction at the time of survey.

17. Site under construction at the time of survey.

18. There was no evidence of the subject tract being a solid waste dump, sump, or sanitary landfill observed at the time of survey.

19. Per review of the United States Fish & Wildlife Service National Wetlands Inventory, there are no wetlands located on the subject tract.

20(a). There are no off-site insured easements referenced in Title Commitment No. 01032-16875a issued by Stewart Title Company with an effective date of June 30, 2015.

DESCRIPTION FROM TITLE COMMITMENT NO. 01032-16875:

Situated in the State of Ohio, County of Franklin, and in the City of Dublin:

Being Lot Numbers One (1) and Two (2) in Bridge Park East Section 1 as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 119 page 30, Recorder's Office, Franklin County, Ohio.

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0151K (dated June 17, 2008), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain).

BASIS OF BEARINGS:
The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 74, having a bearing of South 73° 57' 18" East, established by the Franklin County Engineering Department.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

UTILITY STATEMENT:
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

LEGEND

- Sign
- Handicap Symbol
- Flagpole
- Air Conditioning Unit
- Bollard
- Sealed Manhole
- Sanitary Sewer Cleanout
- Sanitary Sewer Manhole
- Catch Basin
- Storm Sewer Manhole
- Curb & Gutter Inlet
- Storm Sewer Grate Manhole
- Sprinkler Head
- Sprinkler Control Box
- Water Service
- Light Pole
- Yard Light
- Test Boring
- Guy Wire & Anchor
- Utility Pole
- Electric Pull Box
- Fence Line
- Overhead Wires

● = STONE FND.
■ = MON. FND.
● = I.P. FND.
● = I.P. SET
● = MAG. NAIL FND.
○ = MAG. NAIL SET
▲ = R.R. SPK. FND.
▲ = R.R. SPK. SET
△ = P.K. NAIL FND.
⊙ = PERM. MRKR. SET
I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC. Permanent Marker set is a one-inch solid iron pin capped with an aluminum cap stamped EMHT INC.

GRAPHIC SCALE (in feet)